GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands - Regularization of Unobjectionable Encroachments in Government lands by way of Dwelling Units both in urban and rural areas to an extent up to 100 Sq.Yards to BPL families on free of cost – Consolidated orders - Issued.

REVENUE (ASSGN.I) DEPARTMENT

G.O.Ms.No.135. Dated 30-03-2017.
Read the following:

1) G.O.Ms.No.296, Revenue (Assn.I) Dept., dated 12-08-2015.
2) G.O.Ms.No.118, Revenue (Assn.I) Dept., dated 30-03-2016.
3) G.O.Ms.No.338, Revenue (Assn.I) Dept., dated 21-07-2016.

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O R D E R:

In the G.O. 1st read above, Government have issued orders approving the Scheme for Regularization of Unobjectionable Encroachments in Government lands by way of Dwelling Units in urban areas to an extent of 100 Sq. Yards to BPL families on free of cost basis.

2. In the G.O. 2nd read above, orders were issued approving the Scheme for Regularization of Unobjectionable Encroachments in Government lands by way of Dwelling Units in urban areas up to 500 Sq.Yards by levying certain charges.

3. In the G.O. 3rd read above, the orders issued in the G.O. 2nd read above were amended and it was ordered, among others, to allot land to regularize unobjectionable encroachments in Government Lands by way of Dwelling Units in rural areas up to 100 Sq. Yards free of cost to BPL families.

4. Government have reviewed the issue and felt that different Government Orders for Urban and Rural areas need to be consolidated by issuing a common order for both Urban and Rural areas. Accordingly, Government, after careful examination hereby approve a common Scheme for Regularization of Unobjectionable Encroachments in Government lands by way of dwelling Units both in urban and rural areas to an extent up to 100 Sq.Yards to BPL families on free of cost as annexed to this Order.

5. These orders shall be in supersession of the orders 1st read above, and in modification of the orders 3rd read above to the extent they apply to BPL families in Rural areas for regularization up to 100 Sq. Yards. However, actions already taken as well as the applications received but pending under the said Government Orders shall be valid for the purpose of these orders.

6. The Spl.C.S. & Chief Commissioner of Land Administration, A.P., and the District Collectors shall take further necessary action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.C. SHARMA,
SPECIAL CHIEF SECRETARY TO GOVERNMENT.

To
The Spl.C.S. & Chief Commissioner of Land Administration, A.P., Vijayawada.
All the District Collectors.
Copy to:
All the Departments in A.P. Secretariat
PS to Spl.C.S. to Hon'ble Chief Minister.
PS to Hon'ble Deputy Chief Minister (Revenue).
PS to Chief Secretary.
PS to Spl.C.S. to Govt. (Revenue-Land).
SF/SC.

// Forwarded :: By order //

SECTION OFFICER.

(Annexure to GO....)

A N N E X U R E

(To G.O.Ms.No.135, Revenue (Assn.I) Dept., dated 30-03-2017)

Scheme of "Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units both in Urban and Rural areas upto an extent of 100 Sq.Yards to BPL Families on free of cost".

1. Nomenclature

This Scheme may be called "Regularization of Unobjectionable encroachments in Government lands by way of Dwelling Units both in Urban and Rural areas upto an extent of 100 Sq. Yards to BPL Families on free of cost Scheme".

2. Date of coming in to operation

The Scheme shall come into operation with immediate effect.

3. Cut off date

The cut-off date for occupations by constructing Dwelling Units shall be 01.01.2014

4. Only Dwelling Units to be considered

The encroachments only by way of constructing Dwelling Units (Houses, huts etc.,) shall be considered. Regularization may also be considered in respect of cases where house sites in Government lands were provided to beneficiaries under any rehabilitation scheme without a patta. **The encroachment of vacant land alone shall not be considered.**

5. Maximum area

The maximum area for regularization shall be 100 Sq.Yards.

6. Eligibility

Only families who are Below Poverty Line (BPL) shall be eligible for Regularization. A family shall be treated as BPL if it is having a White Ration Card (or) if it is not having a White Ration Card, the Income of the family shall not exceed the income prescribed for BPL category duly certified by the concerned Tahsildar.

7. Definition of "Family"

The "family" shall include a person, his/ her spouse, minor children, minor brothers and minor sisters dependent on him.

8. Only One Unit per family

Only one Dwelling Unit per family shall be considered for regularization.

9. Cost of regularization

The regularization shall be done free of cost.

10. Proof of Identity of a Person

Aadhar Card shall be accepted as proof of Identity of a person. In case the applicant is not having Aadhar Card, any other document which may prove the Identity may be accepted as proof of Identity.

11. Filing of Application

The application shall be submitted in the appended prescribed Form at any "Mee Seva" Centre.

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12. Processing of Applications

a) All applications received in "Mee Seva" shall be forwarded to the concerned Tahsildar.

b) A Divisional Level Regularization Committee (DLRC) shall be constituted with the following officers:

i. Sub-Collector/ Revenue Divisional Officer - Chairman
ii. Town Planning Officer of concerned Municipal area - Member
iii. Tahsildar concerned - - Member & Convener

c) The Tahsildar will conduct a detailed inspection in respect of each application and make recommendation to the DLRC for taking a decision on the eligibility of the applicant. The District Collector/ CCLA may prescribe a suitable Check List for use of the Tahsildar.

d) After the decision of the DLRC, the Tahsildar will issue assignment order and prepare House site patta in the name of woman member of a family and distribute to the beneficiaries in a public function. In case of woman member is not available, the eldest male member may be considered.

e) Each application shall be disposed off within ninety (90) days of its receipt.

f) An Appeal on the decision of the DLRC shall lie with Joint Collector–I within a period of ninety (90) days.

13. Regularization only in Unobjectionable encroachments

Only Unobjectionable encroachments in Government lands shall be considered for regularization. No regularization shall be considered in respect of the following cases:-

a) Sites affected under the alignment of Master Plan/ Zonal Development Plan/ Road Development Plan.
b) Constructions which have come up in open spaces of approved layouts.
c) Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks/ Irrigation tanks and treatment areas.
d) Areas earmarked for treatment plants, Green belts, buffer zone etc.
e) Sites falling under MFL of rivers.
f) Sites required for public purpose.
g) Lands, which are in the opinion of the Committee are highly valuable and cannot be considered for transfer of Rights.
h) Public footpaths.

14. Right to inherit / alienate

Alienable rights shall vest automatically on completion of two years from the date of issue of patta.

J.C. SHARMA,
SPECIAL CHIEF SECRETARY TO GOVERNMENT.

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F O R M

APPLICATION FOR REGULARIZATION OF ENCROACHMENT IN GOVERNMENT LAND BY WAY OF DWELLING UNIT IN URBAN AND RURAL AREAS IN TERMS OF G.O.Ms.No.135, REVENUE (ASSN.I) DEPARTMENT, DATED 30-03-2017.

1. Name of the occupant : Mr./ Mrs.

2. Age :

3. Father's / Husband's Name :

4. Aadhar Card No. :

5. Residential Address :

6. Details of Government land Occupied :

   (a) Survey No./ TS No. :

   (b) Village/ Ward No. :

   (c) Name of Municipality/ Local body :

   (d) Extent of land occupied :

   (e) Date from which occupied :

   (f) Nature of occupation:-

      (i) Type of Dwelling Unit : (RCC/ Tiled/ Hut/ any other)

      (ii) Area covered by Dwelling Unit :

      (iii) Open Area :

      (iv) Total Area :

   (g) Name of woman member in whose : name Assignment order/ House site : patta to be Issued, if found eligible. :

   (h) Enclosures:
      i) Copy of Aadhar Card
      ii) Copy of any other Identity Card (if Aadhar Card not available)
      iii) Copy of Ration Card
      iv) Certificate of Income in BPL Category (if Ration Card not available)
      v) Proof of occupation, if any.

SIGNATURE :

Place:

Name :

Date : (in Block Letters)